

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
ARCADIA RIDGE HOMEOWNER'S ASSOCIATION, INC.

THE STATE OF TEXAS       §  
  §  
COUNTY OF BEXAR       §

The undersigned, being the Managing Agent for Arcadia Ridge Homeowner's Association, Inc. ("**Association**"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Arcadia Ridge.
2. Name of Association: The name of the Association is Arcadia Ridge Homeowner's Association, Inc.
3. Recording Data for the Subdivision:
  - a. Arcadia Ridge Phase 1, Unit 5B-1, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150028687 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Arcadia Ridge Phase 1, Unit 5A-1, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150033041 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Arcadia Ridge Collector Phase 1, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150035902 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Arcadia Ridge PH-1 Amenity Center, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150035908 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Arcadia Ridge Offsite Sanitary Sewer, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150090766 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Arcadia Ridge Phase 1, Unit-1A, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150182853 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Arcadia Ridge Phase 1, Unit 4A-1, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150245471 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Arcadia Ridge Phase 1, Unit 2, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20160044686 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Arcadia Ridge Collector PH II, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20160089045 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Arcadia Ridge Phase II, Unit 5A, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20160182859 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Arcadia Ridge Phase I Unit 1B, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20160193198 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Arcadia Ridge Phase I, Unit 3A, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20160228556 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Arcadia Ridge Declaration of Covenants, Conditions, Easements and Restrictions.
- (2) Annexation and Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Arcadia Ridge Homeowners Association

## b. Recording Information:

- (1) Bexar County Clerk's File No. 20140080250.
- (2) Bexar County Clerk's File No. 20200074325.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Arcadia Ridge Homeowner's Association, Inc. c/o FirstService Residential San Antonio, 3424 Paesanos Pkwy, Suite 100, Shavano Park, Texas 78231.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Isaac Hance, Community Manager, FirstService Residential San Antonio. Address: 3424 Paesanos Pkwy, Suite 100, Shavano Park, Texas 78231. Phone No.: 1.210.829.7202. Email Address: SanAntonio@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://arcadiaridge.connectresident.com/>
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	<del>\$ 250.00</del> \$ 275.00 P.S.W.
Welcome Packet Fee	\$ 26.50
Capitalization Fee	Each owner of a lot other than the Declarant shall pay a Capitalization Fee at the time of purchase of the lot. The Capitalization Fee for 2021 is \$300.00. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 31<sup>st</sup> day of January, 2022.

ARCADIA RIDGE HOMEOWNER'S  
ASSOCIATION, INC.

By: FirstService Residential, Managing Agent

By: Eugene Patillo

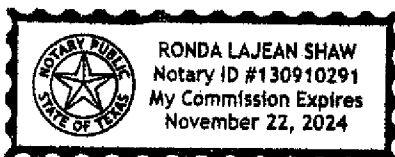
Printed: Eugene Patillo

Its: \_\_\_\_\_

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report all of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
   §  
COUNTY OF BEXAR     §

BEFORE ME, the undersigned notary public, on this 31<sup>st</sup> day of January, 2022 personally appeared Eugene Patillo President for FirstService Residential, Managing Agent for Arcadia Ridge Homeowner's Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Ronda Shaw  
Notary Public in and for the State of Texas

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20220025962  
**Recorded Date:** February 01, 2022  
**Recorded Time:** 9:14 AM  
**Total Pages:** 5  
**Total Fees:** \$38.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 2/1/2022 9:14 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk